

ACRES

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- Four bed roomed, semi detached period home
- Superb internal proportions
- Family shower room
- Spacious family lounge with dining space
- Fitted & extended breakfast kitchen
- Considerable rear conservatory
- Guest cloakroom/WC
- Multivehicle drive to fore
- Impressive rear garden
- Excellent potential within



WALMLEY ROAD, WALMLEY, B76 2PY - OFFERS IN THE REGION OF £400,000

This traditional, Edwardian, freehold family residence is ideally positioned within the highly sought-after area of Walmley, offering generous proportions, classic character, and the potential for further personalisation and enhancement (subject to the necessary permissions). Perfectly placed within walking distance of Walmley's vibrant high street, residents can enjoy a wide variety of shops, cafés, and everyday amenities. Excellent transport connections, including convenient bus routes and major road links, provide easy access to neighbouring towns and Birmingham city centre, while well-regarded local schooling further enhances the appeal for families. Internally, the home showcases an impressive layout that blends period charm with modern practicality. A deep and welcoming entrance hall gives access to a spacious family lounge with ample room for dining, complemented by an extended fitted breakfast kitchen and a substantial conservatory overlooking the rear garden. A guest cloakroom/WC and a versatile ground floor double bedroom—easily adaptable back into a formal dining room—add to the flexibility of the space. The first floor hosts three well-proportioned bedrooms, accompanied by a smartly refitted shower room. Benefitting from gas central heating and PVC double glazing (both where specified), the home provides comfortable living throughout. Externally, the property is approached via a generous multivehicle driveway bordered by mature shrubs, with a side carport leading to a private rear garden featuring lawn, gravelled sections and well-stocked boundaries. To truly appreciate the size, layout and potential this delightful Edwardian home has to offer, internal viewing is highly recommended. EPC Rating E.

Set back from the road behind a multi vehicular drive, access is gained into the accommodation via a PVC double glazed obscure front door into:

DEEP ENTRANCE HALL: Internal obscure glazed doors open to family lounge / dining room and bedroom, door to guest cloakroom / WC.

FAMILY LOUNGE THROUGH DINING ROOM: 23'08 x 12'05: PVC double glazed bay window to fore with fitted shutter style blinds over, window to conservatory, space for complete lounge suite and dining table with chairs, electric fire, glazed door back to entrance hall and door to:

KITCHEN: 19'07 x 7'11: PVC double glazed window to rear, matching wall and base units with recesses for dryer, washing machine, dishwasher and oven, edged work surfaces with double sink unit with draining grooves cut to side and extractor canopy over, an obscure glazed door opens back to lounge / dining room, with further door opening to:

REAR CONSERVATORY: 17'08 x 17'01 max / 9'09 min: PVC double glazed windows and French doors open to rear garden, tiled flooring, space for complete lounging suite.

BEDROOM TWO: 14'11 x 9'11: PVC double glazed bay window to fore with fitted shutter style blinds over, electric fire, space for double bed and complementing suite, radiator, door to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to conservatory, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING: PVC double glazed obscure window to rear, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 13'06 x 10'05: PVC double glazed window to fore with fitted shutter style blinds over, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12'09 x 9'11: PVC double glazed windows to fore and to rear, fitted shutter style blinds to fore window, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'04 x 6'08: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear with fitted shutter style blinds over, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, ladder style radiator, panelled splashbacks, door back to landing.

REAR GARDEN: Gravel advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given to a side car port.

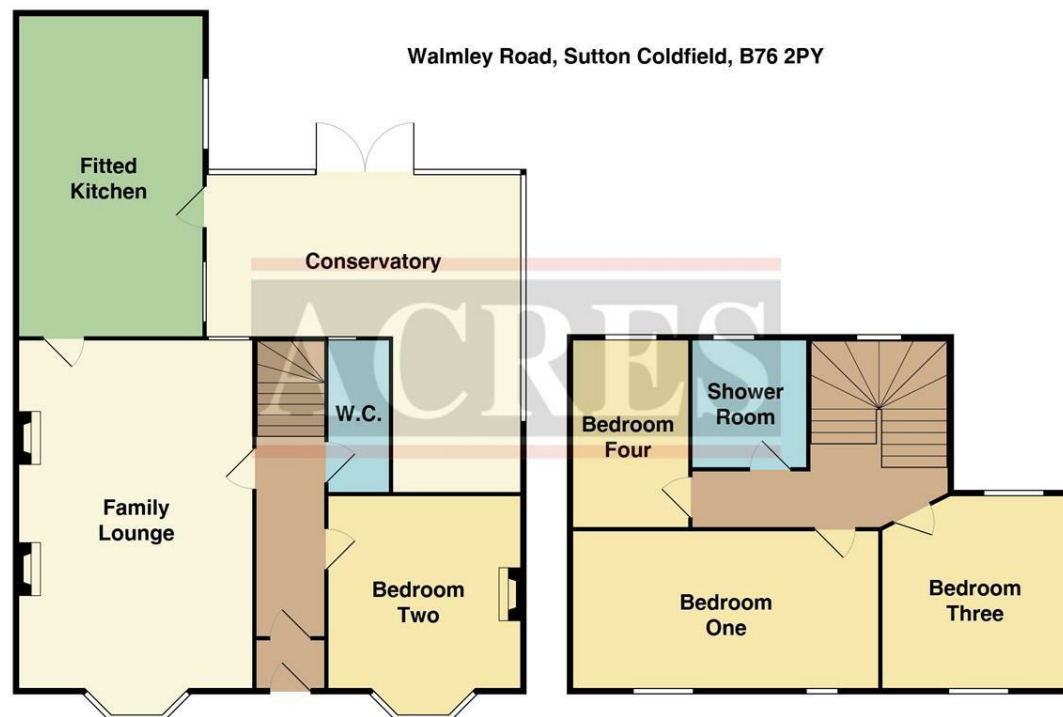


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.